174.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,800 / 826,800
					USE VALUE:	826,800 / 826,800
					ASSESSED:	826,800 / 826,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-59	SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMARASINGHAM RAVITHA
Owner 2:	
Owner 3:	
Street 1:	55 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POO DAVID & MARGARET W -
Owner 2:	M/T BANKNORTH MORTGAGE CO -
Street 1:	425 WESTERN AVENUE
Twn/City:	W. BRATTLEBORO
St/Prov:	VT Cntry:
Postal:	05303

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1968, having primarily Wood Shingle Exterior and 3226 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	448,100	700	378,000	826,800
Total Card	0.092	448,100	700	378,000	826,800
Total Parcel	0.092	448,100	700	378,000	826,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 256.32 | /Parcel: 256.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116467

GIS Ref

GIS Ref

Insp Date 06/27/18

!13568!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,100	700	4,000.	378,000	826,800	826,800	Year End Roll	12/18/2019
2019	104	FV	356,700	700	4,000.	372,600	730,000	730,000	Year End Roll	1/3/2019
2018	104	FV	356,700	0	4,000.	286,200	642,900	642,900	Year End Roll	12/20/2017
2017	104	FV	334,500	0	4,000.	270,000	604,500	604,500	Year End Roll	1/3/2017
2016	104	FV	334,500	0	4,000.	248,400	582,900	582,900	Year End	1/4/2016
2015	104	FV	305,900	0	4,000.	232,200	538,100	538,100	Year End Roll	12/11/2014
2014	104	FV	305,900	0	4,000.	213,800	519,700	519,700	Year End Roll	12/16/2013
2013	104	FV	318,300	0	4,000.	213,800	532,100	532,100		12/13/2012

PRINT

Date	Time
12/11/20	03:30:08

LAST REV

Date	Time
05/13/19	10:18:56
danam	
13568	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POO DAVID & MAR	40122-601		7/24/2003		492,000	No	No		
	20176-600		11/1/1989		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2018	1847	Re-Roof	7,695	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
10/15/2003	MLS	HC	Helen Chinal
6/6/2000	Inspected	264	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12043011
Const Adj.:	0.99356401
Adj $ / SQ:	189.247
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649384
Depreciation:	201309
Depreciated Total:	448075

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

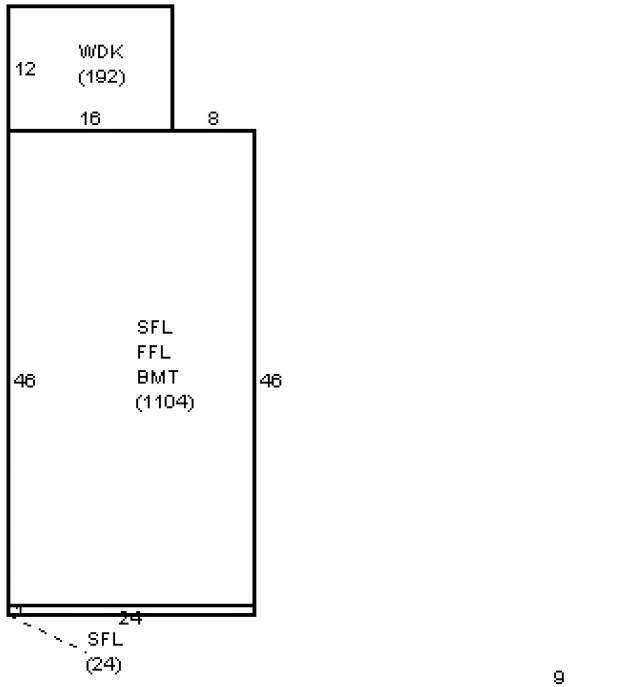
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.25
Special Features:	0	Val/Su Net:	127.01
Final Total:	448100	Val/Su SzAd	200.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,128	189.250	213,471
BMT	Basement	1,104	89.990	99,346
FFL	First Floor	1,104	189.250	208,929
WDK	Deck	192	11.140	2,138

Net Sketched Area:	3,528	Total:	523,884
Size Ad	2232	Gross Are	3528	FinArea	3226
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x15	A	AV	2000	4.33	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700